

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: October 25, 2021
TIME: 8:30 a.m.
PLACE: Room 202 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:
https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy
Meeting ID: 959 8698 5379
Passcode: Zoning
After registering, you will receive a confirmation email containing information about joining the meeting

1. **Call to Order**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
6. **Approval of September 16, September 27, October 15 and October 21 Meeting Minutes**
7. **Communications**
8. **September Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **September Monthly Financial Report for Land Information Office**
10. **October Monthly Financial Report for Zoning**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on WE LNG Facility in the Town of Ixonia**
13. **Discussion on Zoning Ordinance Update**
14. **Discussion and Possible Action on Request for Outside Storage in Ixonia Industrial Park:**
 - a. W1325 Elmwood Ave, PIN 012-0816-2144-000 for Mark DeBlieck
15. **Discussion and Possible Action on Petitions Presented in Public Hearing on October 21, 2021:**

R4357A-21 – Fred & Karah Pugh: Rezone approximately 1.3 acre of PIN 012-0816-1943-001 (19.151 acres) for an A-2, Ag and Rural Business zone near **N8535 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2093-21 – Fred & Karah Pugh: Conditional use to allow storage of contractor's equipment/materials and a small office in a proposed A-2 zone near **N8535 County Road E**, Town of Ixonia. The site is on PIN 012-0816-1943-001 (19.151 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4358A-21 – Anita & Duane Bennett: Rezone all of PIN 020-0814-0931-002 (1 acre) at **N9027 County Road Q** for an A-2, Ag and Rural Business zone in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2094 -21 – Anita & Duane Bennett: Conditional use to allow for expansion of an existing event facility onto a proposed A-2 zone at **N9027 County Road Q** on PIN 020-0814-0931-002 (1 acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4359A-21 – Erich Wollin: Rezone to create a 4.007-acre residential building site from part of PINs 020-0814-3241-000 (9 acres) and 020-0814-3332-000 (45.25 acres) near **W6497 Vandre Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2095-21 – Matthew J Heine: Allow for an extensive on-site storage structure of 1,152 square feet and 16 feet in height in a Community zone at **N7971 County Road N**, Town of Milford on PIN 020-0814-2523-003 (1.15 acre). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

November 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

November 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

November 29, 8:30 a.m. – Decision Meeting in Courthouse Room 205

December 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

December 28???, 8:30 a.m. – Decision Meeting in Courthouse Room 205

18. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountymi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, September 16, 2021
TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)
PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY
FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:**

You are invited to a Zoom meeting.
When: September 16, 2021, 07:00 PM Central Time (US and Canada)
Meeting ID: 957 3344 0565
Passcode: Zoning
Register in advance for this meeting:
<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>
After registering, you will receive a confirmation email containing information about joining the meeting.

1. **Call to Order**
The meeting was called to order by Chairman Jaeckel at 7:00 p.m.
2. **Roll Call**
All Committee members were present at 7:00 p.m. Also present were Matt Zangl and Sarah Elsner of the Zoning Department.
3. **Certification of Compliance with Open Meetings Law**
Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.
4. **Approval of Agenda**
Motion by Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda as presented.
Motion passed 5-0 on a voice vote.
5. **Explanation of Public Hearing Process by Committee Chair**
Chairman Jaeckel explained the evening's proceedings.
6. **Public Hearing**
Zangl read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, September 16, 2021 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM AGRICULTURAL A-1 TO A-2, AGRICULTURAL & RURAL BUSINESS
R4322A-21 – Donald Popp/Hickory Wood Ranch LLC Property: Rezone 0.482 ac of PIN 006-0716-1644-000 (36.95 Ac) to enlarge an existing A-2 zone at N6189 County Rd F, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Donald Popp (308 N Maple Terrace, Oconomowoc, WI) presented himself as the petitioner for this rezone. The request to rezone from A-1 to A-2 is to enlarge an already existing A-2 zone to possibly put up another building and store non-farm equipment.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Diane Malone (N6190 County Road F, Sullivan, WI) spoke in opposition of the petition. Malone questioned what kind of business was there and if it was for storage of cars and boats? Karen Gartzke (W1363 County Road B, Sullivan, WI) also spoke in opposition of the petition. Gartzke wanted confirmation that the intended use would not be for the housing of dogs and noted that there were 50 kennels out back.

REBUTTAL: Popp explained the request was only to increase the area for another building to continue storage of boats like it's been for the past 21 years.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2075-21 – Donald Popp/Hickory Wood Ranch LLC Property: Conditional use for storage of non-farm equipment in a proposed A-2 zone at **N6189 County Rd F**, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Donald Popp (308 N Maple Terrace, Oconomowoc, WI) presented himself as the petitioner for this conditional use. The request is to possibly put up another building and store non-farm equipment.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if there would be any bathrooms in the proposed building or any outdoor lighting for the proposed building. There are no proposed bathrooms and there will just be an overhead light above the large door. Zangl asked for clarification on if there would be a vet or kennel run on the property, and it was explained that the renter purchased cages but now they are just stored behind the shed and not currently being used.

TOWN: In favor.

FROM A-3, AG/RURAL RESIDENTIAL TO A-2, AGRICULTURAL & RURAL BUSINESS

R4348A-21 – Scott Jilek: Rezone 0.421 ac of PIN 016-0514-1513-004 (35 Ac) at **N1538 County Rd K** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Amanda Collins (N2360 Kruetz Rd, Fort Atkinson, WI) presented herself on behalf of the petitioner for this rezone. The intent of the rezone is to build a home and have a small A-2 zone for storage of contractor's equipment in a pole shed.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the timeline of building the house. The pole shed will be put up in the spring and the house will follow as they need a place to move the equipment before selling their current home. It will not be a stand-alone business. Zangl also asked about the size of the proposed pole shed and if there will be any proposed bathrooms. The pole shed will be 40' x 60' and there will be 1 office and 1 bathroom in the shed. Zangl also asked days of operation. Business operations will take place on some Saturdays, and no Sundays and March through November.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2085-21 – Scott Jilek & Amanda Collins: Conditional use for a concrete contractor business in a proposed A-2 zone at **N1538 County Rd K**, Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Amanda Collins (N2360 Kruetz Rd, Fort Atkinson, WI) presented herself as the petitioner for this conditional use. There will be no public to the site. There will be 3-4 employees that come to the site, and they will come in the morning, go to the job site, then come back in the afternoon. The lot is also in a heavily wooded area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor with the condition that they follow the outdoor lighting ordinance.

FROM A-3, AG/RURAL RESIDENTIAL TO A-2, AGRICULTURAL & RURAL BUSINESS

R4349A-21 – Ryan Rittenhouse: Rezone a 1-ac A-3 lot adjacent to **W8743 Danielson Rd** to A-2. The site is in the Town of Sumner, on PIN 028-0513-0921-002 (1 Ac). This is in accordance with Sec 11.4(f)7 of the Jefferson County Zoning Ordinance.

****Petitioner was not present for Public Hearing****

PETITIONER: N/A

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM COMMITTEE: N/A

STAFF: N/A

TOWN: N/A

CONDITIONAL USE PERMIT APPLICATION

CU2086-21 – Ryan Rittenhouse: Conditional use for a plumbing/sewer and drain company business storage and shop near **W8743 Danielson Rd** in the Town of Sumner on PIN 028-0513-0921-001 (1 Ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

****Petitioner was not present for Public Hearing****

PETITIONER: N/A

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM COMMITTEE: N/A

STAFF: N/A

TOWN: N/A

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL R4350A-21 – Kimberly & Richard Heine: Create a 1-ac lot at the intersection of **Bakertown and North Helenville Rd** in the Town of Farmington from part of PIN 008-0715-3522-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Kimberly Heine (N5214 N Helenville Rd, Helenville, WI) presented herself as the petitioner for this rezone. The request is to break off a split for their son to build a house to later take over the farm.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about access for the remaining A-1? There will be access from a driveway off Bakertown Rd.

TOWN: In favor.

R4351A-21 – Katzman Farm Inc: Create a 3-ac farm consolidation lot at **N3021 Schmidt Rd**, and 2.5-ac and 3.5-ac building sites adjoining from part of PINs 010-0615-2823-000 (17 ac) and 010-0615-2914-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Peter Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioner for this rezone. The request is for an A-3 farm consolidation around the existing home and buildings, and for two non-prime lots.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Dale Kutz (N3063 Schmidt Rd, Jefferson, WI) spoke in opposition of this petition. Kutz questioned if the intent was for an ag building or for selling off the lots.

REBUTTAL: Gross explained the intent was for the son to build on the flag shaped lot and to sell off the other lot for rural residential use.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the existing house was built and if there will be access for the remaining A-1 land. The house was built in the 1950's and there will be access for remaining A-1.

TOWN: In favor of all proposed lots.

R4352A-21 – Garry Schmidt/Schmidt Family Ag Farm LLC: Create a 1.03-ac lot on **State Rd 106** in the Town of Hebron from part of PIN 010-0615-3544-000 (33.288 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Garry Schmidt (281 Parkside Dr, Whitewater, WI) presented himself as the petitioner for this rezone. The request is to rezone to A-3 in the furthest southwest corner of the property to build on in order to turn the site into a residential site instead of just storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the access from State Road 106 and also access for the remaining A-1 land. There is a permit from WI DOT for access off of State Road 106 and there is access for farm equipment and an easement on the ease side off of 106 for the remaining A-1.

TOWN: In favor.

R4353A-21 – Tim Otterstatter/Jean A Rupnow Trust Property: Create a 1.61-ac farm consolidation lot around the home at **N8658 River Valley Rd**, Town of Ixonia from part of PIN 012-0816-1541-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tim Otterstatter (N9220 Donald Ln, Watertown, WI) presented himself as the petitioner for this rezone. The request is to split off the existing home to sell off the farm.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and it was built in 2000.

TOWN: In favor.

R4354A-21 – Tim Otterstatter/Jean A Rupnow Trust Property: Create a 1.36-ac new building site on **River Valley Rd** from part of PIN 012-0816-1541-000 (40 Ac) in the Town of Ixonia. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tim Otterstatter (N9220 Donald Ln, Watertown, WI) presented himself as the petitioner for this rezone. The request is to create a buildable lot on the hillside. The proposed lot is squared off on the corner.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about keeping this lot together with the proposed natural resources lot, and that is the proposed plan for the lots.

TOWN: In favor.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R4355A-21 – Tim Otterstatter/Jean A Rupnow Trust Property: Rezone 8.64 ac of PIN 012-0816-1541-000 (40 Ac) on River Valley Rd in the Town of Ixonia. This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Tim Otterstatter (N9220 Donald Ln, Watertown, WI) presented himself as the petitioner for this rezone. The request is to create a natural resource lot from land that has never been farmed and is covered in trees.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4356A-21 – Randy & Nancy Vail/Steven & Barbara Bendall Trust Property: Create a 1-ac building site near N8041County Rd Y, Town of Watertown, from part of PIN 032-0815-3012-000 (64.543 Ac.) This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Randy Vail (N6767 Shorewood Hills Rd, Lake Mills, WI) presented himself as the petitioner for this rezone. The request is to rezone to create a lot to build a permanent residence.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl noted the Town's recommendation but also clarified that the property does have the availability to allow for 2, 1-acre splits.

TOWN: In favor with the condition that consideration should be given cancelling the 2006 NE corner request of land split.

CONDITIONAL USE PERMIT APPLICATIONS

CU2087-21 – Jessica & Brian Heinz: Conditional use to allow storage of contractor's equipment for tree removal/trimming in an existing A-2 zone at **N2311 Frommader Rd**, Town of Hebron. A 2,560 square foot shop is being proposed on PIN 010-0515-0124-003 (35.341 Ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Jessica Heinz (N2313 Frommader Rd, Fort Atkinson, WI) presented herself as the petitioner for this conditional use. The request is to build a pole shed for a tree trimming and removal business. The shed will be used for just storage with an office in another shed. The pole shed will have a concrete floor.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. It was confirmed that the request is to build another building. There will be 6 employees and generally the public will not come to the site. The hours of operation will be regular business hours of 7a-4/5p and not much work for weekends. There may be equipment brought out and dropped off on weekends. The material will be wood/brush trees and potentially some storage of wood. There will be a slab for storage of wood that is away from the road behind the buildings on the north end of the property in the field. Wood will be cut in the existing building.

TOWN: In favor.

CU2088-21 – Old World Investments LLC: Conditional use for an extensive on-site storage structure in a Community zone, Town of Ixonia, on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Robert Yuhas (3316 N Wisconsin St, Racine, WI) presented himself as the petitioner for this conditional use. The request is for a proposed multi-family unit and commercial use. There will also be storage for owner and tenants. The footprint of the existing building will be used.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. There will be 4 residential units on the upper and 2 business units on the lower portion. There is no specific type of businesses yet to fill the spaces. It was confirmed that all setbacks will be met and no variance will be required. The hours of operation will be 8a-9p from Monday through Sunday.

TOWN: In favor contingent on the storage space is only for tenant and property owner use.

CU2089-21 – Old World Investments LLC: Conditional use for a 4-unit multiple dwelling unit structure with 2 commercial tenant spaces at **N7970 Ski Slide Rd** in a Community zone. The site is in the Town of Ixonia on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Robert Yuhas (3316 N Wisconsin St, Racine, WI) presented himself as the petitioner for this conditional use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. There will be 4 residential units on the upper and 2 business units on the lower portion. There is no specific type of businesses yet to fill the spaces. It was confirmed that all setbacks will be met and no variance will be required. The hours of operation will be 8a-9p from Monday through Sunday.

TOWN: In favor contingent on the commercial spaces be limited to no 24-hour occupancy.

CU2091-21 – David P Witte: Conditional use for an extensive on-site storage structure, 1,536 sq ft and 20' 8" in height at **N853 Long Dr** in the Town of Koshkonong. The site is on PIN 016-0513-2511-021 (1.958 Ac) in a Residential R-2 zone. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: David Witte (N853 Long Dr, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The request is to allow for a larger garage for personal storage. There is a need for 10 foot doors to allow for storage of trailers and tractors.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Give by Zangl and in the file. There will be no bathrooms in the structure and no floor drains. There will be standard residential lighting.

TOWN: In favor.

CU2092 -21 – Israel & Sarah Oceguela: Conditional use for a third dog in a Residential R-1 zone at **N3909 Jefferson St** in the Town of Sullivan on PIN 026-0616-1724-008 (0.875 Ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Israel Oceguela (N3909 Jefferson St, Sullivan, WI) presented himself as the petitioner for this conditional use. The request is to follow the rules to allow for a third dog, which will be promptly registered.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Give by Zangl and in the file. The breeds of the dogs are Great Dane/Saint Bernard, American Bulldog, and a Great Dane mix. Waste disposal is taken care of by a machine that eats up waste.

TOWN: In favor.

CU2090-21 – Rock Road Companies Inc/Charles & Cathy Naber Property: Conditional use for extension of a mineral extraction CUP and to include blasting and processing of limestone at **W7201 Vickerman Rd** in the Town of

Koshkonong. The site is part of PIN 016-0514-3121-000 (45 Ac) in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. A permit has previously been issued for the mineral extraction; this is under consideration for an update to that permit.

A Reclamation Plan and permit was renewed on February 16, 2021 which meets the criteria of NR 135 and Jefferson County Ordinance and reviewed by the Jefferson County Land & Water Conservation Department. This Conditional Use Permit request will require an update to the currently approved Reclamation Plan and Permit.

Wisconsin Administrative Code Chapter NR 135.20 and Jefferson County Ordinance allows for a public informational hearing regarding the reclamation plan. All reclamation related public testimony shall be considered upon final review of the plan. The plan is available for public viewing in the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse. Please call the Land & Water Conservation Department at 920-674-7110 or 920-674-7117 to set up an appointment for viewing the plan.

PETITIONER: Ryan Spies (PO Box 1818, Janesville, WI) presented himself as the petitioner for this conditional use. The request was to extend the length of time for operation for an existing conditional use and to be able to mine for sand, gravel, and limestone. The operation will be working under the same conditions that it has been the last 10 years.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked about any complaints regarding the operation in the past. There have been no complaints to the knowledge of Spies and Zangl.

STAFF: Given by Zangl and in the file. The blasting process was explained in detail. A rec plan has been established with Gerry from Land and Water. There are no issues with notifying the surrounding area owners when blasting will occur and there is a seismograph available for further information regarding the blasting. There is a scale and scale house on-site on a portable trailer and they will wash on-site.

TOWN: In favor with a condition to follow all Town ordinances.

**FROM R-2, RESIDENTIAL (UNSEWERED); A-T, AG TRANSITION AND A-1, EXCLUSIVE AG TO
R-1, RESIDENTIAL (SEWERED) AND N, NATURAL RESOURCE**

R4346A-21, R4347A-21 & CU2084-21 – John & Ann Didion: Create an R-1 zone from PINs 022-0613-0433-000 (33.29 Ac), 022-0613-0434-000 (8.69 Ac) and part of 022-0613-0544-000 (26.718 Ac) that will include a planned unit development. Create an N zone from part of 022-0613-0544-000. The site is in the Town of Oakland near the intersection of **County Rd A and US Hwy 18**. This is in accordance with Sec 11.04(f)1 and 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Paul VanHenkelum (Cardinal Engineering) spoke on behalf of the petitioner for this rezone. The request is to rezone to create a larger area for growth. VanHenkelum referenced the County's Comprehensive Plan and Farm Preservation Plan with the updates including the proposed area to be developed and the need for housing. This will support a growing population and aging groups. The land is direct towards areas with basic services such as water and sewer, and close to Cambridge, WI. The proposed development will be at the intersection of US Hwy 18 and County Road A, with proposed access off Hwy 18 (when approved by DOT) and secondary access from CR-A. Wetlands will be delineated to protect them.

John Didion (W8961 Ripley Rd, Cambridge, WI) also spoke as petitioner for the rezone. Didion has owned the property for over 20 years and planted trees with the intent of developing the property. Didion also noted that 85% of the Town of Oakland is developed and becoming larger than Cambridge. There are not enough buildable sites.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Don Graf (W8880 US Highway 18, Cambridge, WI) spoke in opposition of the rezone. Graf lives directly across from the proposed subdivision and did not know anything about the proposed development. Rich Drotzer (W9084 US Highway 18, Cambridge, WI) spoke in opposition of the rezone. Drotzer asked questions regarding the development, connection to the sewer, restrictions/covenants for the lots, overall infrastructure maintenance, and the process of sending notice to surrounding landowners. Katie Klein (N4425 County Road A, Cambridge, WI) spoke in opposition of the rezone. Klein asked for confirmation on the number of homes and type of development being proposed. Klein also voice concerns over the infrastructure, wetlands, and drainage for sewer/gutters.

REBUTTAL: VanHenkelum addressed the Comprehensive Plan's updated for housing in the County. VanHenkelum also explained that infrastructure is paid for by the developer and then it is dedicated to the Town for maintenance. The wetlands will be delineated then protection plans will be in place. There will be a stormwater retention facility that will settle out solids before going to the wetlands with DNR approval. There is a Developer's Agreement for restrictions and covenants and the Town will participate in review of those. They are agreeing not to develop the land north of Hwy 18 and it will remain agricultural. The sewer has been reviewed to handle the added load.

QUESTIONS FROM COMMITTEE: Poulson asked if the land that Didion owns north of Hwy 18 would be set aside for no development. Didion confirmed that is currently his intent.

STAFF: Given by Zangl and in the file. Zangl gave further explanation of the 15-year growth area and R-1 zoning, and also the process of how the Zoning Office handles notices for rezones. Zangl also addressed access points and traffic studies. Zangl and Van Henkelum went into further detail about the number and type of housing units being proposed. The preliminary plat for the project will likely be done in June or July of next year. There are no concerns with maintain a 75 ft setback from the wetlands for development. The Lake District is aware of the proposed development and had no concerns.

TOWN: In favor.

Supervisor Poulson moved to adjourn at 8:26 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

Minutes prepared by: *Sarah Elsner*
Zoning/On-Site Waste Management Technician
Jefferson County Planning and Zoning Department

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request. Further information about Zoning can be found at www.jeffersoncountywi.gov

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: September 27, 2021
TIME: 8:30 a.m.
PLACE: Room 202 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:
[https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)
Meeting ID: 959 8698 5379
Passcode: Zoning
After registering, you will receive a confirmation email containing information about joining the meeting

1. Call to Order

The meeting was called to order by Chairman George Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson and Zastrow were present. Supervisor Foelker was absent and excused. Staff members present were Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer of the Planning and Zoning Department. Guests attending were Tim Otterstatter, Randy Vail and Don Popp; Supervisors Walt Christensen and Anita Martin, and Staff member Joe Strupp of the Land and Water Conservation Department. Attending via Zoom were Corporation Counsel Blair Ward; Supervisor Amy Rinard; Paul Elliott, Dianne Owens, Mary Rupnow and Dyan Pasano.

3. Certification of Compliance with Open Meetings Law

Poulson verified that the meeting was being held in compliance with open meetings.

4. Approval of the Agenda

The petitions in agenda item 19 will be moved up to accommodate guest.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)

Martin said she had comments on item 11.

6. Approval of August 30, September 10 and September 16, 2021 Meeting Minutes

Motion by Supervisors Poulson/Nass to approve the August 30 minutes as presented. Motion passed 4-0.

Motion by Supervisors Poulson/Nass to approve the September 10 minutes as presented. Motion passed 4-0.

September 16 minutes were not available at this time.

7. Communications

Zangl commented regarding application for a new cell tower, saying that it would likely take only a Zoning and Land Use Permit, rather than a public hearing.

8. August Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman's financial report was in the packet sent to the Committee members.

9. August Monthly Financial Report for Land Information Office-Matt Zangl

Zangl noted that revenues are running on par with those of 2020.

10. September Monthly Financial Report for Zoning – Matt Zangl

Zangl explained that to date, Zoning revenues are \$3,000 short for the month of September, but were \$2,000 over for the

month of September.

11. Discussion and Possible Action on Livestock Siting Amendments:

- a) Cold Spring Egg Farms, W2022 State Road 59, PIN 024-0516-1911-000, Town of Palmyra, for abandonment of a liquid waste storage facility and construction of a Manure Storage Facility
The request was explained by Strupp. The proposal is to replace a burned out building and abandon a pond. A plan has been created for abandonment. Supervisor Martin explained her concerns with phosphorous levels and Strupp gave explanation. Motion by Supervisors Nass/Poulson to approve the amendment with a recommendation that perhaps phosphorus levels could be monitored more closely. A roll call vote was taken with Supervisors Zastrow, Poulson, Nass and Jaeckel voting in favor of the amendment. Motion passed.
- b) Alta Genetics, N8452 Airport Rd, on PIN 032-0815-2121-000, Town of Watertown, to add a 896 square foot bull barn to their plan
Strupp also explained this proposal. Motion by Supervisors Nass/Jaeckel to approve. A roll call vote was taken with Supervisors Jaeckel, Nass, Poulson and Zastrow voting in favor. Motion passed.

12. Discussion on Solar Energy Facilities

Zangl reported that Crawfish River Solar west of Jefferson is working with property owners to buy properties.

13. Discussion on We LNG Facility

A draft decision matrix has been published. Construction on the project may begin this year, but likely next year.

14. Discussion on Jefferson County Zoning Ordinance Update

Nine Township approvals have been received to date.

15. Discussion and Possible Action on Resolution # 2021 – 36 for Petition R4288A-20 – Paul Elliott and Dianne Owens, PIN 008-0715-0232-001 at N7040 Saucer Dr, Town of Farming, A-3 to A-2 Rezoning Request

Supervisor Nass discussed making a statement to the County Board on behalf of the Planning and Zoning Committee. He feels an obligation to educate the Board on what method could be used to approve the request, by amending the Comprehensive Plan and Zoning Ordinance. Ward offered further explanation. Supervisor Christensen asked a question about rural businesses. Discussion ensued. Motion by Supervisors Nass/Poulson to deny the proposed ordinance for reasons previously given and further discussed at this meeting. Motion passed, 3-0, with Supervisor Zastrow opposed.

16. Discussion and Possible Action on Request for Outside Storage in Ixonia Industrial Park:

- a) W1361 Elmwood Ave, PIN 012-0816-2141-012 for Randy & Charlotte Forseth
Motion by Supervisors Jaeckel/Poulson to approve with Town conditions limiting the number to 125 vehicles.
Motion passed 4-0.

17. Discussion and Possible Action on a Land Exchange Between Adjoining Property Owners David Korth, PIN 022-0613-2421-000 (A-1 Zoning) and William & Theresa Wiganowsky, PIN 022-0613-2421-004 (A-3 Zoning) on Scheppert Road, Town of Oakland

Zangl explained that this is requested to follow the field line better. Motion by Supervisors Jaeckel/Poulson to approve. Motion passed 4-0.

18. Discussion and Possible Action on the Jefferson County Land Information Plan 2022-2024

Zangl explained that the Plan helps guide spending of retained fees. It's been sent to the Department of Administration, and one comment's been received. Supervisor Martin had some questions that were answered by Zangl and Nass. Motion by Supervisors Jaeckel/Nass to approve the Plan and send it to County Board in October. Motion passed 4-0.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

19. Discussion and Possible Action on Petitions Presented in Public Hearing on September 16, 2021:

APPROVED WITH CONDITIONS R4322A-21 – Donald Popp/Hickory Wood Ranch LLC Property on a motion by Supervisors Zastrow/Jaeckel to rezone 0.482 ac of PIN 006-0716-1644-000 (36.95 Ac) to enlarge an existing A-2 zone at N6189 County Rd F, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS CU2075-21 – Donald Popp/Hickory Wood Ranch LLC Property on a motion by Supervisors Jaeckel/Poulson for conditional use for storage of non-farm equipment in a proposed A-2 zone at N6189 County Rd F, Town of Concord. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS R4348A-21 – Scott Jilek on a motion by Supervisors Poulson/Jaeckel to rezone 0.421 ac of PIN 016-0514-1513-004 (35 Ac) at **N1538 County Rd K** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS CU2085-21 – Scott Jilek & Amanda Collins on a motion by Supervisors Jaeckel/Poulson for conditional use for a concrete contractor business in a proposed A-2 zone at **N1538 County Rd K**, Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS R4350A-21 – Kimberly & Richard Heine on a motion by Supervisors Jaeckel/Poulson to create a 1-ac lot at the intersection of **Bakertown and North Helenville Rd** in the Town of Farmington from part of PIN 008-0715-3522-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS R4351A-21 – Katzman Farm Inc on a motion by Supervisors Poulson/Jaeckel to create a 3-ac farm consolidation lot at **N3021 Schmidt Rd**, and 2.5-ac and 3.5-ac building sites adjoining from part of PINs 010-0615-2823-000 (17 ac) and 010-0615-2914-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4352A-21 – Garry Schmidt/Schmidt Family Ag Farm LLC on a motion by Supervisors Nass/Jaeckel to create a 1.03-ac lot on **State Rd 106** in the Town of Hebron from part of PIN 010-0615-3544-000 (33.288 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4353A-21 – Tim Otterstatter/Jean A Rupnow Trust Property on a motion by Supervisors Jaeckel/Zastrow to create a 1.61-ac farm consolidation lot around the home at **N8658 River Valley Rd**, Town of Ixonia from part of PIN 012-0816-1541-000 (40 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4354A-21 – Tim Otterstatter/Jean A Rupnow Trust Property on a motion by Supervisors Jaeckel/Zastrow to create a 1.36-ac new building site on **River Valley Rd** from part of PIN 012-0816-1541-000 (40 Ac) in the Town of Ixonia. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4355A-21 – Tim Otterstatter/Jean A Rupnow Trust Property on a motion by Supervisors Jaeckel/Zastrow to rezone 8.64 ac of PIN 012-0816-1541-000 (40 Ac) on **River Valley Rd** in the Town of Ixonia. This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4356A-21 – Randy & Nancy Vail/Steven & Barbara Bendall Trust Property on a motion by Supervisors Nass/Poulson to create a 1-ac building site near **N8041County Rd Y**, Town of Watertown, from part of PIN 032-0815-3012-000 (64.543 Ac.) This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2087-21 – Jessica & Brian Heinz on a motion by Supervisors Jaeckel/Poulson for conditional use to allow storage of contractor's equipment for tree removal/ trimming in an existing A-2 zone at **N2311 Frommader Rd**, Town of Hebron. A 2,560 square foot shop is being proposed on PIN 010-0515-0124-003 (35.341 Ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2088-21 – Old World Investments LLC on a motion by Supervisors Nass/Jaeckel for conditional use for an extensive on-site storage structure in a Community zone, Town of Ixonia, on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2089-21 – Old World Investments LLC on a motion by Supervisors Nass/Jaeckel for conditional use for a 4-unit multiple dwelling unit structure with 2 commercial tenant spaces at **N7970 Ski Slide Rd** in a Community zone. The site is in the Town of Ixonia on PIN 012-0816-2513-011 (1.59 Ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2091-21 – David P Witte on a motion by Supervisors Nass/Jaeckel for conditional use for an extensive on-site storage structure, 1,536 sq ft and 20' 8" in height at **N853 Long Dr** in the Town of Koshkonong. The site is on PIN 016-0513-2511-021 (1.958 Ac) in a Residential R-2 zone. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2092 -21 – Israel & Sarah Ocegüera on a motion by Supervisors Zastrow/Jaeckel for conditional use for a third dog in a Residential R-1 zone at **N3909 Jefferson St** in the Town of Sullivan on PIN 026-0616-1724-008 (0.875 Ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2090-21 – Rock Road Companies Inc/Charles & Cathy Naber Property on a motion by Supervisors Nass/Poulson for conditional use for extension of a mineral extraction CUP and to include blasting and processing of limestone at **W7201 Vickerman Rd** in the Town of Koshkonong. The site is part of PIN 016-0514-3121-000 (45 Ac) in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. A permit has previously been issued for the mineral extraction; this is under consideration for an update to that permit. Motion passed 4-0.

APPROVE WITH CONDITIONS R4346A-21, R4347A-21 & CU2084-21 – John & Ann Didion on a motion by Supervisors Nass/Poulson to create an R-1 zone from PINs 022-0613-0433-000 (33.29 Ac), 022-0613-0434-000 (8.69 Ac) and part of 022-0613-0544-000 (26.718 Ac) that will include a planned unit development. Create an N zone from part of 022-0613-0544-000. The site is in the Town of Oakland near the intersection of **County Rd A and US Hwy 18**. This is in accordance with Sec 11.04(f)1 and 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

October 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

October 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 25, 8:30 a.m. – Decision Meeting in Courthouse Room 205

November 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

November 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

November 29, 8:30 a.m. – Decision Meeting in Courthouse Room 205

22. Adjourn

Motion by Supervisors Nass/Zastrow to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:04 am.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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A digital recording of the meeting will be available in the Zoning Department upon request.

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

ROOM 205, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8 A.M. ON FRIDAY, OCTOBER 15, 2021

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 8:00 a.m.

2. Roll Call (Establish a Quorum)

All members of the Committee were present at 8:00 a.m. except for Supervisor Nass who came at 8:03 a.m.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisor Foelker and seconded by Supervisor Zastrow to approve the agenda as presented. Motion passed 5-0 on a voice vote.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)

There was no public comment.

6. Communications

There were no communications.

7. Site Inspections for Petitions to be Presented in Public Hearing on October 21, 2021:

R4357A-21 – Fred & Karah Pugh: Rezone approximately 1.3 acre of PIN 012-0816-1943-001 (19.151 acres) for an A-2, Ag and Rural Business zone near **N8535 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2093-21 – Fred & Karah Pugh: Conditional use to allow storage of contractor's equipment/materials and a small office in a proposed A-2 zone near **N8535 County Road E**, Town of Ixonia. The site is on PIN 012-0816-1943-001 (19.151 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2095-21 – Matthew J Heine: Allow for an extensive on-site storage structure of 1,152 square feet and 16 feet in height in a Community zone at **N7971 County Road N**, Town of Milford on PIN 020-0814-2523-003 (1.15 acre). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4358A-21 – Anita & Duane Bennett: Rezone all of PIN 020-0814-0931-002 (1 acre) at **N9027 County Road Q** for an A-2, Ag and Rural Business zone in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2094 -21 – Anita & Duane Bennett: Conditional use to allow for expansion of an existing event facility onto a proposed A-2 zone at **N9027 County Road Q** on PIN 020-0814-0931-002 (1 acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4359A-21 – Erich Wollin: Rezone to create a 4.007-acre residential building site from part of PINs 020-0814-3241-000 (9 acres) and 020-0814-3332-000 (45.25 acres) near **W6497 Vandre Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Chairman Jaeckel and seconded by Supervisor Nass to adjourn the meeting. Motion passed 5-0 on a voice vote, and the meeting adjourned at 9:50 a.m.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, October 21, 2021

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY
FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:**

October 21, 2021 at 07:00 PM Central Time (US and Canada)
Meeting ID: 957 3344 0565
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

- 1. Call to Order**
The meeting was called to order by Chairman Jaeckel at 7:00 p.m.
- 2. Roll Call**
All Committee members were present at 7:00 p.m. Also present were Matt Zangl and Sarah Elsner of the Zoning Department.
- 3. Certification of Compliance with Open Meetings Law**
Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.
- 4. Approval of Agenda**
Motion by Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda as presented. Motion passed 5-0 on a voice vote.
- 5. Explanation of Public Hearing Process by Committee Chair**
Chairman Jaeckel explained the evening's proceedings.
- 6. Public Hearing**
Zangl read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on October 21, 2021 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4357A-21 – Fred & Karah Pugh: Rezone approximately 1.3 acre of PIN 012-0816-1943-001 (19.151 acres) for an A-2, Ag and Rural Business zone near **N8535 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Karah Pugh (N8535 Hustisford Rd, Watertown, WI) presented herself as the petitioner for this rezone. The request is to move her husband's business (Badgerland Commercial Roofing) to the site. There is an existing shed on-site and a proposed shed with office to be built. There will be no public to the site, no signs, and no soliciting. They may put up a fence along the neighbor's lot line for decoration/privacy. There will be standard lighting on the pole shed. Employees will report directly to the job site, and not this site. The only people on-site at the proposed A-2 location will be Fred and Karah Pugh and a salesman. Equipment to be stored on the site includes a sky track, dump truck, trailer, fan, and 2 trucks. There will be no storage of materials on-site. There is an existing driveway and they will not be impacting the ag land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor with the condition of no outdoor storage and no lighted signage.

CONDITIONAL USE PERMIT APPLICATION

CU2093-21 – Fred & Karah Pugh: Conditional use to allow storage of contractor's equipment/materials and a small office in a proposed A-2 zone near **N8535 County Road E**, Town of Ixonia. The site is on PIN 012-0816-1943-001 (19.151 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Karah Pugh (N8535 Hustisford Rd, Watertown, WI) presented herself as the petitioner for this rezone. The request is to move her husband's business (Badgerland Commercial Roofing) to the site. There is an existing shed on-site and a proposed shed with office to be built. There will be no public to the site, no signs, and no soliciting. They may put up a fence along the neighbor's lot line for decoration/privacy. There will be standard lighting on the pole shed. Employees will report directly to the job site, and not this site. The only people on-site at the proposed A-2 location will be Fred and Karah Pugh and a salesman. Equipment to be stored on the site includes a sky track, dump truck, trailer, fan, and 2 trucks. There will be no storage of materials on-site. There is an existing driveway and they will not be impacting the ag land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. There will most likely be a bathroom in the proposed structure on-site.

TOWN: In favor with the condition of no outdoor storage and no lighted signage.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4358A-21 – Anita & Duane Bennett: Rezone all of PIN 020-0814-0931-002 (1 acre) at **N9027 County Road Q** for an A-2, Ag and Rural Business zone in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: **After conversations with Zangl and Chairman Jaeckel, Bennetts made the decision to withdraw their rezone petition**

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM COMMITTEE: N/A

STAFF: N/A

TOWN: N/A

CU2094 -21 – Anita & Duane Bennett: Conditional use to allow for expansion of an existing event facility onto a proposed A-2 zone at **N9027 County Road Q** on PIN 020-0814-0931-002 (1 acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: **After conversations with Zangl and Chairman Jaeckel, Bennetts made the decision to withdraw their rezone petition, therefore making their conditional use petition also null and void**

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM COMMITTEE: N/A

STAFF: N/A

TOWN: N/A

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4359A-21 – Erich Wollin: Rezone to create a 4.007-acre residential building site from part of PINs 020-0814-3241-000 (9 acres) and 020-0814-3332-000 (45.25 acres) near **W6497 Vandre Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Erich Wollin (N7156 County Road Q, Johnson Creek, WI) presented himself as the petitioner for this rezone. The request is to separate the existing house and buildings from the rest of the 160-acre farm.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anita Bennett (N9045 County Road Q, Watertown, WI) spoke in favor of the petition.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. The house was built in 1900 and there will be access for the remaining A-1 land. The silo on the property was removed and they will be moving one grain bin, so there will be only one grain bin left on the property. The last bin will be removed within the next 6 months.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2095-21 – Matthew J Heine: Allow for an extensive on-site storage structure of 1,152 square feet and 16 feet in height in a Community zone at **N7971 County Road N**, Town of Milford on PIN 020-0814-2523-003 (1.15 acre). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Matthew Heine (N7971 County Road N, Johnson Creek, WI) presented himself as the petitioner for this conditional use. The request is to replace the existing one car garage with a three car garage that will be 32'x36' and 16 in height to the peak.

COMMENTS IN FAVOR: Rich Ulrich (301 Prairie Ave, Lake Mills, WI) and Leroy Nell (N7944 County Road N, Johnson Creek, WI) both spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. It was confirmed that the size will be 32'x36' with 10' walls and 15'4" to the peak. The garage will house personal vehicles. There will be no bathroom and the garage will be heated and insulated, and will shingled and sided to match the house.

TOWN: In favor.

7. Adjourn

Supervisor Poulson moved to adjourn at 7:26 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

Minutes prepared by: *Sarah Elsner*
Zoning/On-Site Waste Management Technician
Jefferson County Planning and Zoning Department

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request. Further information about Zoning can be found at www.jeffersoncountywi.gov

Register of Deeds	September 2021			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2019	2020	2021	Totals	%	
Documents Recorded	1,381	1,846	1,552	14,941	117%	
Vital Records Filed	255	190	280	1,812	86%	
Vital Record Copies	1,201	1,516	1,931	13,912	101%	
ROD Revenue (Gross Total)	\$ 215,997.49	\$ 216,686.70	\$ 247,921.27	\$1,930,593.46	118%	
Transfer Fees	\$ 30,700.14	\$ 27,926.88	\$ 35,452.44	\$ 257,212.80	143%	
LIO Fees	\$ 11,632.00	\$ 15,327.00	\$ 13,091.00	\$ 125,158.00	122%	
Document Copies	\$ 5,573.76	\$ 7,229.30	\$ 7,425.82	\$ 68,966.97	138%	
Laredo	\$ 2,817.75	\$ 3,240.00	\$ 3,929.25	\$ 31,339.49	98%	
ROD Revenue to General Fund	\$ 63,872.65	\$ 71,856.18	\$ 77,060.51	\$ 632,207.26	127%	
Percentage of Documents eRecorded	61%	68%	66%	71%	98%	
Budget Goals Met	Yes	Yes	Yes	Yes	127%	
Back Indexed	1,110	4,679	4,588	67,909	340%	

Wisconsin Register of Deeds Association:

Documents continue to come in at a steady rate all around the state. We are currently working on legislation in regards to condominiums, as well as monitoring legislation in regards to changes in the marriage process. We are monitoring federal legislation pertaining to privacy redaction.

Register of Deeds Office:

The ROD staff has been busy working on cleaning up parcel identification numbers on old documents, this will assist us in the implementation of Pintegrity, a program that will help allow integration of document number in the GIS system.

Wisconsin Counties Association Board of Directors:

WCA has held weekly webinars on a variety of subjects, I highly encourage participation from staff and county board members.

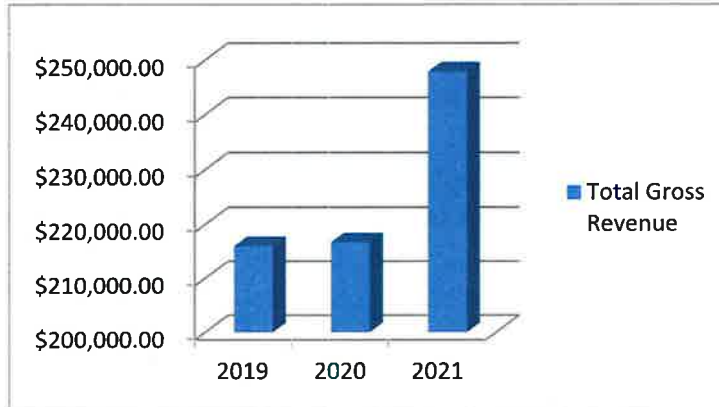
Wisconsin Public Records Board:

I am working with the WI Public Records Board and the WI Historical Society to update the county retention schedule. WI Counties Association is helping to coordinate monthly meetings with a workgroup made of of several counties.

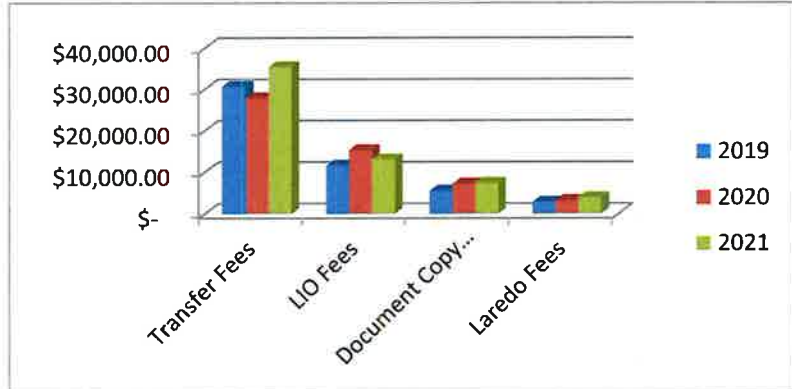
Register of Deeds Monthly Budget Report

Sep-21

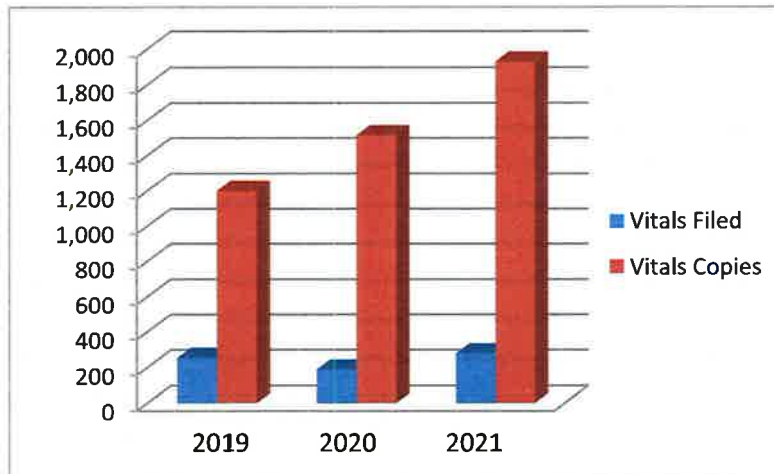
ROD Total Gross Revenues



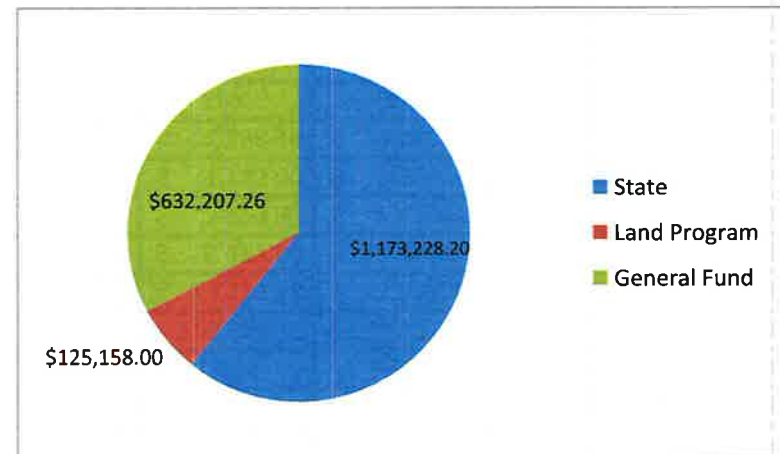
Land Related Revenue



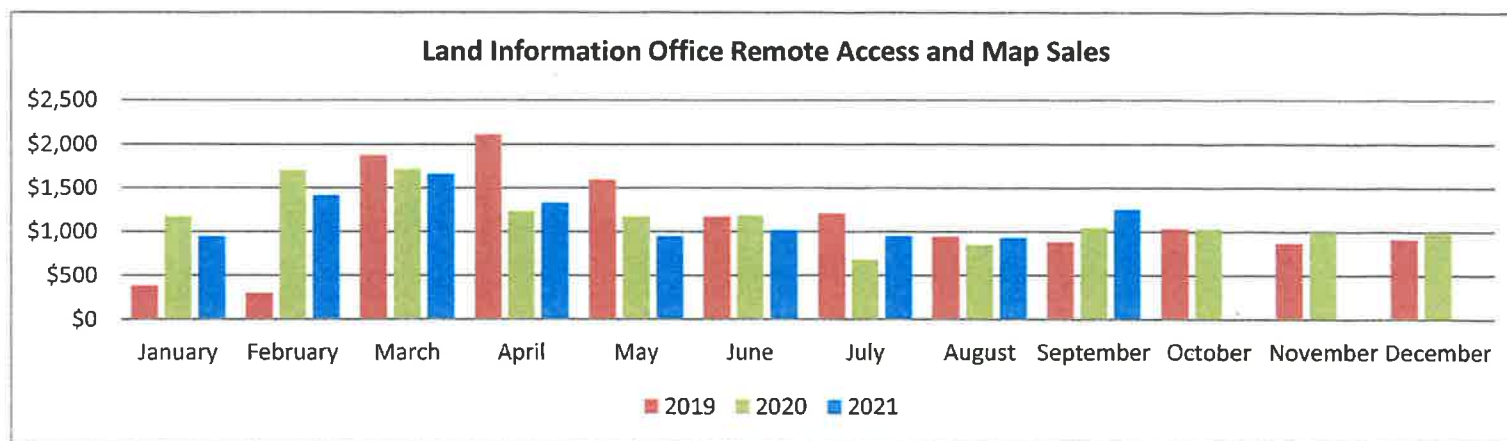
Vital Records



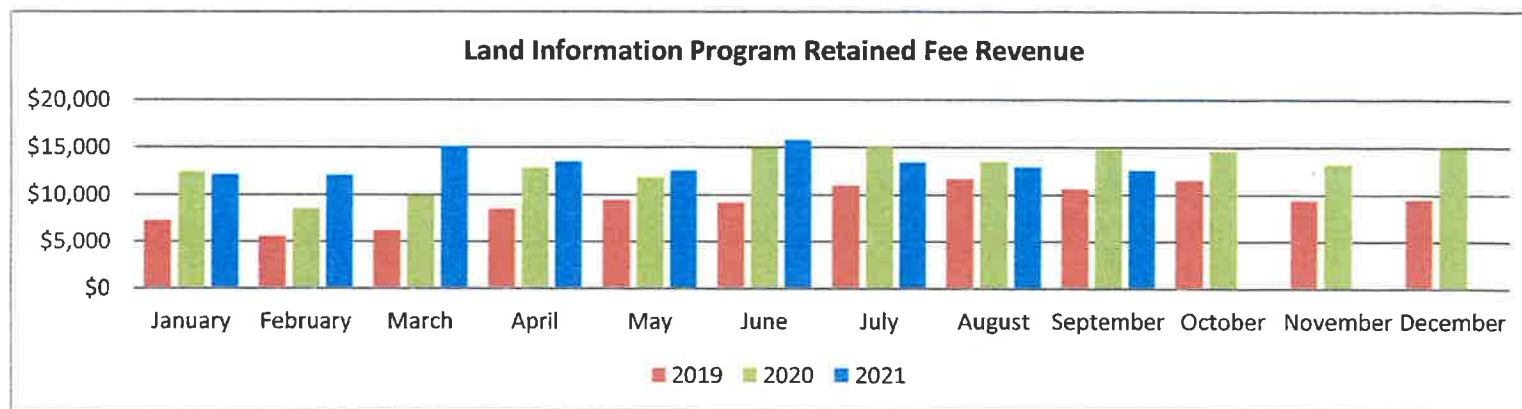
Year to Date Revenue Payout



Land Information Monthly Revenue Report September 2021



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget	
941	1,412	1,659	1,328		943	1,016	949	929	1,254	0	0	0	10,431	15,100
													69.1%	



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
12,136	12,072	15,040	13,512	12,544	15,774	13,440	12,968	12,592	0	0	0	120,078	112,000
												107.2%	

Jefferson County Planning and Zoning Department
Monthly Ledger Report
10-22-2021

	RF	WFG	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	ZOF	Refunds	2021 Totals	2020 Total
MTH	1.239022	7102.421001	2901.432099	2901.451002	2901.472003	2901.432002	2901.458010	2901.458015	2901.458014	2901.458001	2901.458002	2901.441002			
Jan	390.00		13,515.00	810.63		3,500.00	1,000.00						130.00	19,215.63	11,905.66
Feb	420.00		10,030.00	10.33		4,800.00	200.00							15,460.33	10,624.44
Mar	690.00		21,440.00	243.54		5,275.00	750.00							28,398.54	13,830.00
Apr	870.00		13,355.00	8.08		6,175.00	850.00						150.00	21,258.08	21,480.50
May	990.00		13,200.00	175.48		6,725.00	1,350.00							22,440.48	22,302.09
June	810.00		11,035.00	0.25		8,225.00	1,200.00						180.00	21,270.25	27,080.00
July	780.00		9,990.00	3.54		5,425.00	700.00						250.00	16,898.54	26,373.54
Aug	810.00		15,560.00	7.09		5,425.00	500.00							22,302.09	20,482.08
Sept	510.00		12,735.00	15.34		5,275.00	1,000.00						360.00	19,535.34	17,021.00
Oct	660.00		8,040.00	10.63		4,925.00	500.00							14,135.63	28,734.16
Nov															13,074.17
Dec															14,701.53
Total	6,930.00		128,900.00	1,284.91		55,750.00	8,050.00						1,070.00	200,914.91	227,609.17

2020 Actual Zoning Deposit: Please Enter Deposit

2021 Budget Revenues: \$223,200.00

2021 Deposits YTD: \$200,914.91



September 30, 2021

Ms. Steffany Powell Coker
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53705-9100

RE: 3rd Quarter 2021 Report for Crawfish River Solar, LLC on the Application of Wisconsin Power and Light Company for a Certificate of Authority for Acquisition, Construction, Installation, and Operation of Six Solar Electric Generation Facilities in Wisconsin, Docket No. 6680-CE-182.

Dear Ms. Powell Coker,

Pursuant to Order point 21, we are submitting this quarterly report for the 3rd quarter of 2021.

- a. Construction Commencement Date;
 - Construction is anticipated to begin in the first quarter of 2022. Pending discussions with Jefferson County, limited civil work for the project substation pad may begin in November of 2021.
- b. Major Construction and Environmental Milestones;
 - No major construction or environmental milestones have occurred as of the end of the reporting period.
- c. Construction Updates, In-Service Date and Percent Completion;
 - No construction activity has commenced as of the end of the reporting period. Pending discussions with Jefferson County, limited civil work for the project substation pad may begin in November of 2021.
 - The latest in-service date anticipated for the 75 MW Crawfish River Solar project is December of 2022.
- d. Placed in Service Date;
 - No facilities have been placed in service as of the end of the reporting period.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul Harris", written over a horizontal line.

Paul Harris
Crawfish River Solar, LLC
paul@rangerpower.com
(847) 707-1395
226 N. Morgan St #200
Chicago, IL 60607

- ☒ Mail Permit
☐ Call for PICK-UP

JEFFERSON COUNTY ZONING AND LAND USE PERMIT APPLICATION

311 S. CENTER AVE., ROOM 201, JEFFERSON, WI 53549-1701

PHONE: (920) 674-7130

Please use
black or blue Ink

(Contact person) name and phone #

FAX: (920) 674-7525 EMAIL: zoning@jeffersoncountywi.gov

	FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
I. OWNERS (all)	Mark DeBlicek	PO BOX 73 Nashotah, WI 53058			262-490-1571
CONTRACTOR					

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 01208162144000 TOWN Ixonia
 LOT NO. 1 BLOCK 1 SUBDIVISION Industrial Park Pritchard Acres 4.765 ZONING DISTRICT IND
 LOT NO. 1 CSM NO. 35401679 VOL. PG. PROJECT SITE- FIRE NO. & ROAD 1325 Elmwood Avenue

III. TYPE, SIZE, VALUE, & USE OF PROPOSED STRUCTURE OR IMPROVEMENT

A. RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐
 SINGLE FAMILY RESIDENCE/ No. of Bedrooms _____
 MH PARK SINGLE FAMILY ☐ Addition ☐ Accessory _____
 MULTI-FAMILY RESIDENCE _____
 No. of Units _____ No. of Bedrooms _____
 GARAGE-ATTACHED _____
 GARAGE-DETACHED _____
 FLOODPLAIN ☐ FF ☐ IFW _____
 SHORELAND / WETLAND _____
 OTHER _____
 SQ. FT. OF RESIDENCE OR ADDITION _____
 SQ. FT. OF GARAGE (ATT. OR DET.) _____
 HEIGHT OF PROPOSED STRUCTURE _____
 SPECIFY USE _____
 VALUE OF CONSTRUCTION _____

B. NON-RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐
 AGRICULTURAL _____
 INDUSTRIAL _____
 BUSINESS _____
 CAMPGROUND _____
 SHORELAND / WETLAND _____
 FLOODPLAIN ☒ FF ☐ JFW _____
 OTHER Outdoor Storage _____
 SQ. FT. OF NEW STRUCTURE OR ADDITION _____
 HT. OF PROPOSED STRUCTURE _____
 SPECIFY USE _____
 VALUE OF CONSTRUCTION _____

★ CHECK WITH TOWN FOR ADMINISTRATIVE AND / OR BUILDING PERMIT REQUIREMENTS!

OTHER DETAILS:

SANITARY PERMIT NO. _____
 NUMBER OF BEDROOMS _____
 PUBLIC SEWER ☒ _____
 NON-CONFORM. STRUCTURE / USE _____
 FLOODPLAIN _____
 SHORELAND / WETLAND _____
 INSPECTION DATE: _____
 ACCESS APPROVAL REQUIRED:
 TOWN, COUNTY, OR STATE ☐ Y ☐ N

IV. ★ PLOT PLAN (SKETCH) REQUIRED TO BE ATTACHED - NO LARGER THAN 11" x 17". PLOT PLAN SKETCH SHALL INCLUDE THE FOLLOWING: ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, WELL, DRIVEWAY ACCESS. GIVE ALL DIMENSIONS. BE SURE TO INCLUDE DECKS PROPOSED FOR NEW HOMES.

★ FAILURE TO INCLUDE A PLOT PLAN AND ALL OF THE ABOVE MENTIONED ITEMS WILL DELAY ISSUANCE OF THIS PERMIT! PERMIT FEE MUST ACCOMPANY APPLICATION.

V. ACKNOWLEDGEMENTS

- YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. (Wis Stats 59.691) <http://dnr.wi.gov/wetlands/mapping.html>
- OWNER - CHECK FOR APPLICABLE DEED, PLAT AND TOWN RESTRICTIONS & PERMIT REQUIREMENTS
- THIS PERMIT MAY BE APPEALED FOR 30 DAYS AFTER PUBLICATION OF ISSUANCE
- THE OWNER OF THIS PARCEL & THE UNDERSIGNED AGREE TO CONFORM TO THE CONDITIONS OF THIS PERMIT AND TO ALL APPLICABLE LAWS OF JEFFERSON COUNTY AND ACKNOWLEDGE THAT YOU HAVE RECEIVED AND READ THE ABOVE NOTICE REGARDING WETLANDS, AS WELL AS ALL NOTICES AND TERMS ABOVE.

Signature of Applicant
Mark J. DeBlicek

10/15/2021

Application Date

THIS PERMIT EXPIRES TWO (2) YEARS AFTER DATE OF ISSUE

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$30-		

☐ See Attached Conditions of Approval

This approval is based upon this application, the attached plot plan and conditions as warranted by Jefferson County ordinances.

Aug 2, 2021 at 9:59:17 AM
W1310-W1398 Cedar Dr
Ixonia WI 53036
United States



Aug 2, 2021 at 9:59:08 AM
W1310-W1398 Cedar Dr
Ixonla WI 53036
United States



Aug 2, 2021 at 9:58:45 AM
W1310-W1398 Cedar Dr
Ixonia WI 53036
United States



Aug 2, 2021 at 9:58:50 AM
W1310-W1398 Cedar Dr
Ixonia WI 53036
United States

